



Flat 16, Regis House Austin Street, King's Lynn
£825 per calendar month

BELTON DUFFEY



FLAT 16, REGIS HOUSE AUSTIN STREET, KING'S LYNN, NORFOLK, PE30 1DF

A modern two bedroom second floor apartment within walking distance of the Town Centre.

DESCRIPTION

A modern second floor apartment in contemporary style situated close to the town centre overlooking St Nicholas Chapel Conservation Area. The entrance to Regis House is raised from street level by steps and a ramp leading to an atrium-styled glazed lobby which has two lifts.

The accommodation comprises an open-plan living area with fitted kitchen, including built-in electric oven and ceramic hob, integrated fridge/freezer and washer/dryer, two bedrooms and bathroom. There is a video entry phone installed. Outside the development has communal formal gardens with seating areas.

PLEASE NOTE: The main image is a general view of the development.

SITUATION

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

COMMUNAL ENTRANCE HALLWAY

Key code entry system, letter boxes, stairs and lifts to floors.

SITTING ROOM

Windows to rear and patio doors, radiator.

KITCHEN AREA

A range of wall and base units with worktops over, integrated electric oven and four ring electric hob with extractor over, built in fridge/freezer, integrated washing machine, integrated dishwasher, stainless steel sink and drainer.

BEDROOM 1

Radiator, Windows and patio doors to side.

BEDROOM 2

Radiator, window to side.



BATHROOM

Three piece bathroom suite, paneled bath with mains shower over, pedestal wash hand basin, low level WC, extractor fan, heated towel rail.

OUTSIDE

Communal garden

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £825.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

ENTRANCE HALLWAY

Fitted carpet, radiator, airing cupboard with heating system, storage cupboard, video entry phone system, heating thermostat.

DIRECTIONS

From the Agent's office proceed left along Railway Road into John Kennedy Road, turn left into Austin Street and the development can be found on the right hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax Band A.

Electric heating system.

EPC - D.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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